

300 Winona St

Presented by
Matthew Parsons

300 Winona St, Knoxville, TN 37917



Price: \$11.88 /SF/YR

For Lease (NNN)

The subject industrial/warehouse property is conveniently located in Downtown Knoxville, near the corner of E. Magnolia Avenue and Winona Street and is less than a mile to I-40. The portion of the building for lease is approximately 5,054 square feet with 952 square feet of office space. The warehouse portion of the property includes 2 grade level doors (14' x 12' and 10' x 12'). There is one bridge crane and the eave height for the warehouse is 20' and 24' at the peak. The office space is heated/cooled while the warehouse is heated only. In addition, there is a 6" slab, 3-phase power servicing the building, a wet sprinkler system in place, two bathrooms with showers in each, new HVAC system in 2022, and new LVP in the office in 2024.

Lease Price: \$5,000/month plus pass-through expenses (will need to be calculated).

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Down the street (0.5 mile) from new multi-use stadium. (Knoxville Smokies Stadium)

Minutes from Downtown Knoxville.

Minutes from the interstate.

Matthew Parsons

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(865) 696-4261

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Building Photo



Building Photo

Major Tenant Information

Tenant	SF Occupied	Lease Expired
New Process Radiator Works	8,330	2021
Blue Water Climate Control	8,330	January 2023
Quore Performance	8,330	July 2024
Smoky Mountain Rod & Customs	8,330	Current/Moving

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Building Photo

Listing space

1st Floor

Space Available	5,054 SF
Rental Rate	\$11.88 /SF/YR
Date Available	April 01, 2026
Service Type	TBD
Office Size	952 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

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Property Photos



Interior Photo of Warehouse/Shop



Interior Photo of Warehouse/Shop

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Interior Photo of Warehouse/Shop



Storage Room Upstairs

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Property Photos



Storage Room Upstairs



Bathroom Located in Warehouse/Shop

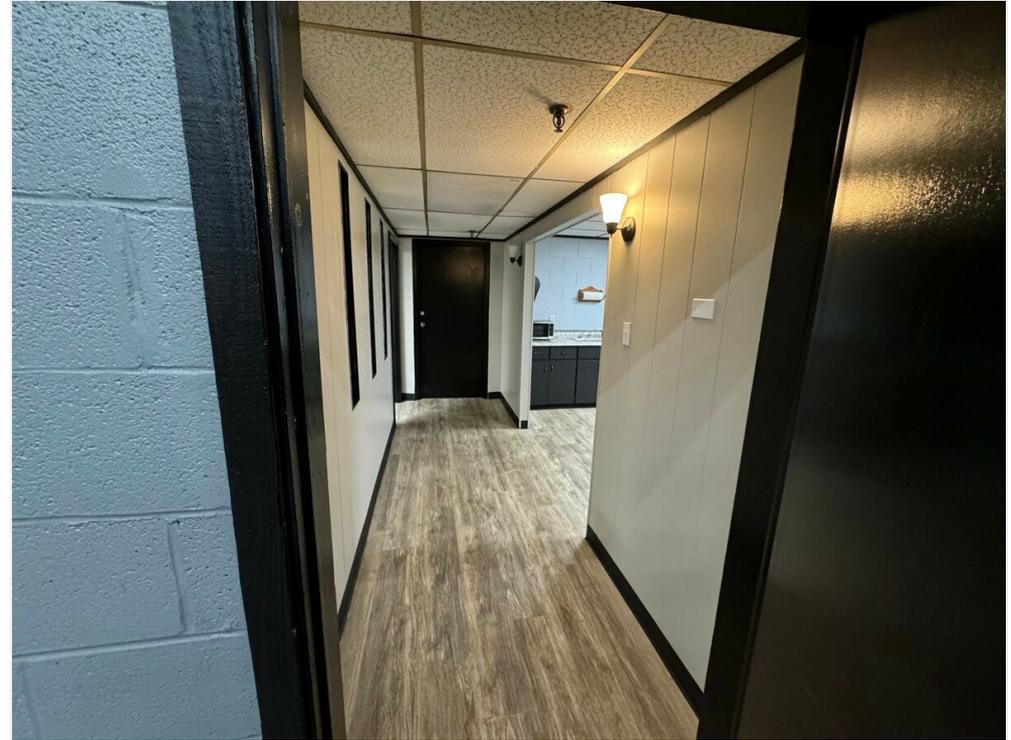
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Bathroom Located in Warehouse/Shop



Entrance to Offices/Breakroom

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Breakroom



Breakroom

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Office #1



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Office Bathroom



Office Bathroom

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Property Photos



Office #2



Office #2

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Location

